



## 2016 ASSOCIATION FEES TO REMAIN THE SAME

Last month, a copy of the 2016 Budget with the “projected” year-end amounts was sent to all owners. Next month, you will receive another copy of the Budget with “actual” year-end numbers. As you may remember, to meet expected expenses, the 2016 Budget calls for the Assoc fees to remain unchanged at:

**\$370/MONTH**

If you would like to sign up for the auto pay program, please call the number below.

## ANNUAL MEETING PLANNED FOR JANUARY 14, 2016 (6PM)

The Annual Membership Meeting is scheduled for **January 14, 2016, at 6PM, at the Goleta Valley Community Center**. Please plan to attend. A formal notice / proxy was sent out in a separate mailing. Upon receiving the notice/proxy, please complete the lower portion and return it in the provided self-addressed-stamped envelope.

There will be an election of the Board with 3 positions becoming available, each for 2 yr. term. (Expiring positions currently held by Jaime Escobedo, Howard Lange, and Craig Nicholson). If you are interested to be on the Board, please have someone nominate you or you may nominate yourself. If there are more than 3 candidates, a secret ballot will be sent. Thank you in advance for attending and/or returning the proxy. If you have already returned your proxy, thank you and please ignore this reminder.

December 5, 2015

## COLLECTION BEING SOUGHT FOR OUR GARDENER

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Enviroscaping. Jose has been with us for many years and works diligently to keep our complex attractive. Many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, **please make your checks (please, no cash) payable to “JOSE SOTO”** and send them to the following address:

Eucalyptus Grove HOA  
Attn.: James Nguyen  
3944 State St. #200  
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line “EG Gardener Gift”. **Please send your checks in by December 16, 2015**. Thank you again for your generosity and kindness. (You can mail your check with your proxy in one envelope if you wish). If you have already given, thank you and please ignore this reminder.

## ASSOCIATION INSURANCE SWITCHED TO NEW AGENT

Effective November 15, 2015, Timothy Cline Insurance Agency is now the Association’s new insurance agent. If your lender needs evidence of coverage, please call 1-800-966-9566 and follow the menu. (Their fax # is 310-260-2905). Please let the person know that you’re calling about the Eucalyptus Grove HOA in Goleta.

Please note: the Assoc insurance only covers up to the original builders' specs and no upgrades, subject to the \$10K deductible.

### **RECYCLING OF CHRISTMAS TREES AVAILABLE AFTER HOLIDAYS**

Attached is a flyer regarding recycling your live Christmas trees. Please post it on your refrigerator for future reference. Thank you for recycling.

### **BEWARE OF SOLICITORS**

It's been reported that there solicitors have been seen wondering around the complex. If you see them, please remind them that there is a sign at the front gate where it says that solicitation is not permitted. Thank you.

### **SHOWER LEFT ON AT POOL; NO SMOKING ALLOWED**

Recently, someone did not completely shut off the shower at the pool. Unfortunate, a substantial amount of water was wasted. After you're done showering at the pool, please make sure to shut off the shower. If it does not fully stop after you have tightened it, please call the number below for the repair.

Per County Health Codes, smoking is not allowed in the pool area. That rule includes the pool bathrooms, sauna, etc.

### **ASSOCIATION WELCOMES NEW MEMBERS**

The Association would like to welcome its latest members: Mr. & Mrs. A. Ramirez.

### **REPLACEMENT OF ENTRY SYSTEM PLANNED**

Over the last several years, the Board has been discussing the front gate intercom system. Weather permitting and if all goes well in the planning stage, the removal of the front directory is scheduled to start soon. When all is done, there will only be a goose neck key pad and screen to operate. Your guests will be able to look you up and punch in your unit # which will directly connect you. From start to finish, the project may last up to a couple of weeks

with the gates being in the open position. Thank you in advance for your patience.

### **GYM DOOR OPERATION EXPLAINED**

When using the gym door, please wave your card in front of the eye, pull the door toward you and then push to open.

### **RODENTS DRAWN BY BIRD FEEDERS**

If you have a bird feeder, you may be attracting more than just birds. You're also feeding rodents who go after the fallen seeds. Unless you like rodents to visit your building and/or your unit, chances are your neighbors don't, please promptly remove the bird feeder. Thank you.

### **BIKE RACKS TO BE PURGED IN THE SPRING TIME**

Thank you for using the bike racks. To minimize abandoned bicycles and to free up room for people to use, the bike racks will be purged sometime in the spring. Notices will be posted at various locations.

### **RECYCLING CARTS BELONG INSIDE THE ENCLOSURE**

At 7620, someone has been putting a recycling (blue) cart outside of the enclosure. The reason that the recycling carts are put behind the enclosure is to hide them so they don't become "eyesore". Please keep them behind the enclosure. Thank you.

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If you can, please include a photo. Thank you.

### **PROCEDURES DEALING WITH LEAK FROM UNIT ABOVE**

Once in a while, if you live on the 1<sup>st</sup> or 2<sup>nd</sup> floor, you may experience a leak directly coming from the above unit. Usually, the leak happens in or around the bathroom. When this happens, please go upstairs and notify your neighbor to stop using the

water and inspect the plumbing. Sometime, the leak is not very evident as it may be due from the shower or tub drain or ice maker or under your sink. Either way, for the unit receiving water, it might be wise to put a small hole (size of a pencil head) to drain the water. Of course, catch the water with a bucket. Or if the leak comes from the bathroom ceiling, a small hole above the tub might be best to allow water to drain straight into the tub. For the unit above, it would be wise to contact a plumbing contractor to have your unit checked. It would be up to the 2 unit owners to deal with each other regarding the damage that may occur. If you are unable to get a hold of the unit owners involved, please call Management to assist.

#### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

#### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

#### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

#### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents

(CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

#### **NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

#### **PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

#### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, December 17, 2015**, at 6PM, at 7610 Hollister Ave (Meeting Room). Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

#### **HAPPY HOLIDAYS!!!**

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